

ATTACHMENT 2

Attachment 2: A summary of the main internal submissions, officer's comments and recommended actions

Table 1: Submissions from Internal Staff

Relevant Section of the draft SCDCP 2013	Summary of issues raised – Internal Submissions	Officer's comments	Recommended actions
Section 1.1.9 Relationship to other Plans and Documents	<ul style="list-style-type: none"> Section 1.1.9 Relationship to other plans and Documents provides a list of development control plans that the draft SCDCP 2012 repeals. The list contains a number of DCPs that were repealed/replaced by SCDCP 2009 and as such should be removed from the list. 	Noted.	<p>Include under Section 1.1.9 <i>Relationship to other Plans and Documents</i> a list of the DCPs that would be repealed by this stage.</p> <p>Include a note after Section 1.1.9 Relationship to other Plans and Documents that contains a list of all the plans that have been repealed as a result of Council's adoption of the various stages of the SCDCP.</p>
Section 3.7.5 Garden Flats	<ul style="list-style-type: none"> The maximum floor area for garden flats should be increased to 60m² for both attached and detached garden flats, to be consistent with the Affordable Housing SEPP. Often developers are in the position of being able to comply with the complying development provisions of the Affordable Housing SEPP for a secondary dwelling, which allow a floor area of 60m², but need to lodge a DA because the site is affected by something that prevents complying development being carried out. When the DA gets lodged, our DCP prevents a garden flat from having an area greater than 40m². There appears to be little value in Council enforcing a maximum area of 40m² when developers can have 	Refer to Report for full discussion on this matter	Refer to Report for recommended actions on this matter

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Section 3.7.1 General Requirements for Floor Space Ratio and Deep Soil Plantings	60m ² on the majority of sites without Council approval. <ul style="list-style-type: none"> The term "building alignment" needs to be defined by the draft SCDCP 2012. It is referred to in clause 3.7.1(b) (relating to landscaping ratio), but is not defined. "Building line" is defined, but this is not necessarily the same. If it is intended to be the same, then 3.7.1(b) should refer to building line instead of building alignment. 	Noted	Change the term "building alignment" under clause 3.7.1b) to "building line".
3.8 h) Narrow Lot Dwellings	<ul style="list-style-type: none"> The bedroom to floor space ratio for narrow lot housing and multi-dwelling development refers to the "total floor area" of the dwelling. There is no definition for "total floor area", so it is not clear whether "total floor area" means "gross floor area" as defined by the draft SCDCP 2012. Gross floor area would exclude car parking, but "total floor area" may not. Notwithstanding, I think this control is onerous, difficult to comply with, and unnecessary, and limits the freedom of applicants to design houses to meet market expectations or personal taste. 	The comments in relation to the use of "total floor area" are noted. The requirement that, all bedrooms and any rooms capable of being used as a bedroom not to exceed 35% of the total floor area, was introduced to ensure that multi dwellings and narrow lot dwellings are appropriately designed and provided with adequate living areas. Council, prior to the introduction of this requirement, received a number of development applications for 3 and 4 bedroom villas and townhouses that provided very small living areas compared to the number of bedrooms proposed.	Use 'gross floor area' instead of 'gross total floor area'. The 'gross floor area' as defined under the draft SCDCP 2012 does not include all garage spaces and therefore is less than total floor area. To compensate for this difference, it is recommended that the requirement for the bedroom floor space ratio be increased from 35% to 40%. No change is recommended in relation to the deletion of the living areas requirements under the draft SCDCP.
Section 3.10	<ul style="list-style-type: none"> The minimum area for subdivision of a 	There are currently a number of	No change

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Residential Subdivision	<p>dual occupancy (in clause 3.10.3(b)(i)) is 300m². This is inconsistent with clause 34 of the LEP 2002, which specifies that the minimum area is 350m² per allotment. This is more of a matter for the LEP – it should be changed to 300m².</p>	<p>inconsistencies between LEP2002 and the draft SCDCP 2012. It is anticipated that once the draft Campbelltown LEP 2013 commences, the draft SCDCP will be revised to ensure that it is consistent.</p>	
<p>Part 4 Dwelling Houses, Rural Worker's Dwellings' Rural Occupancies and Residential Subdivision on Non-Urban Land</p> <p>Section 4.3.2 Fencing on non-Urban Land</p>	<ul style="list-style-type: none"> Residential Fencing on Non-Urban Land (Section 4.3.2) – In the first draft DCP, the maximum height of front fencing was 1.8 metres, with no solid construction if a fence is above 1.2 metres in height. The current draft DCP limits front fencing to 1.2 metres in height. It should be changed so that the portion of any front fence on non-urban land that is above 1.2 metres shall not be constructed of solid materials, and the overall height limited to a maximum of 1.8 metres, as higher front fencing would be expected on non-urban land, provided its solid component does not prevent passive surveillance into and out of the property. 	<p>Refer to Council's report for full discussion on this issue</p>	<p>Refer to Council's report for recommended actions on this matter.</p>
<p>Part 5 Residential Apartment Buildings and Mixed Use Development</p>	<ul style="list-style-type: none"> The Apartments and Mixed-Use sections should contain a clause to prevent a development from isolating/sterilising adjoining allotments by preventing them from being developed with a building form that is in accordance with the reasonable expectations of the land use 	<p>Refer to Council's report for full discussion on this issue</p>	<p>Refer to Council's report for recommended actions on this matter.</p>

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General comment	<p>zone that the site is in.</p> <ul style="list-style-type: none"> The reference to the Children's Services Regulations needs to be changed because it's now called the <i>Children (Education and Care Services) Supplementary Provisions Regulation 2004</i>. 	Noted	Update the reference to the Children's Services to the Children (Education and Care Services) Supplementary Provisions Regulation 2004.
Part 7 Industrial Development Clause 7.4.1 f)	<ul style="list-style-type: none"> The requirement that mezzanine levels in industrial areas are to be included in the calculation of car parking should be changed. Also the requirement that Mezzanines must be constructed of open mesh floor to enable them to be excluded from the calculation of the gross floor area for the purposes of calculating the required number of car parking spaces is not practical. 	Noted	Delete "have an open mesh floor" from clause 7.4.1 f).

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ATTACHMENT 4

Attachment 4: A summary of the external submissions received from the general public (Table 1) and public authorities (Table 2), including officer's comments and recommended actions

Table 1: Submissions from the General Public

Submission No. - Person/ agency	Summary of issues raised – General Public	Officer's comments	Recommended actions
1- Resident /Minto	1. The submission raised an objection to the current subdivision standard that applies to the resident's property which is part of the Edge Scenic Protection Land.	1. This matter is an LEP matter and is not relevant to the draft SCDCP 2012. The minimum subdivision standard for properties within the Edge Scenic Land has been dealt with as part of the preparation of Council's Principal LEP.	1. No change
2-Resident / Minto	1. Same issue raised by Resident 1 above	1. Same officers comments as above	1. No change
3 – Resident / Ingleburn	1. A question was raised in relation to whether a public housing estate that is close to the resident's property will be redeveloped in 2012.	1. The resident was advised to approach NSW Family and Community Services, as Council is not aware of any renewal projects at that address.	1. No change
4- A Consultant on behalf of a business owner at Ingleburn	1. The submission requested Council to amend Map 4 of Schedule 1 (Heights in Ingleburn Town Centre) to enable heights of a maximum of ten stories in the Ingleburn Town Centre for the area bounded by Ingleburn Road, Norfolk street, Cumberland Road and Cambridge Street, as shown in the submission under Attachment 1 of this report. According to the submission, the increase of heights will improve the financial viability of the centre, increase dwelling supply and reinforce the role	1. Refer to Council's report for full discussion on these matters	1. Refer to Council's report for full recommended actions on this matter

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Submission No. - Person/ agency	Summary of issues raised – General Public	Officer's comments	Recommended actions
5-Ingleburn Community Association	<p>of the Centre.</p> <p>1. The following development standards are requested to be included in the SCDCP for residential apartment buildings at Ingleburn Business Centre:</p> <ul style="list-style-type: none"> ▪ Maximum height to be documented in metres (12 Metres); ▪ Maximum site coverage of 45%. ▪ Increase minimum deep soil planting from 15% to 25%. ▪ Delete Cause 5.4.3.c) that requires the size of apartment buildings to be consistent with the RDFC general apartment sizes and not affordable housing standard sizes. ▪ Strongly oppose the deletion of the 2500 square metres as the minimum site area for residential apartment buildings. 	<p>1. Refer to Council's report for full discussion on these matters</p>	<p>1. Refer to Council's report for full recommended actions on this matter</p>
6-Campbelltown Gospel Trust	<p>1. The submission requested variation to the 1500 square meters minimum site area for religious establishments within residential zones to suit the Gospel Trust ongoing needs. The Gospel Trust submission also pointed out that they currently have seven churches in the Campbelltown area that are located on 600 to 800 square metres sites and have suitable parking and amenities.</p>	<p>1. Refer to Council's report for full discussion on these matters</p>	<p>1. Refer to Council's report for full recommended actions on this matter</p>

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Submission No. - Person/ agency	Summary of issues raised – General Public	Officer's comments	Recommended actions
7- Telstra Corporation Limited	<ol style="list-style-type: none"> Telstra does not support planning controls measures that promote the use of specific distance to achieve a physical separation between telecommunication infrastructure and residential and other sensitive areas. Telstra objects to the prohibition of telecommunication facilities on heritage items or within heritage conservation areas 	<ol style="list-style-type: none"> Refer to Council's report for full discussion on these matters Refer to Council's report for full discussion on these matters 	<ol style="list-style-type: none"> Refer to Report for recommendations on this matter Refer to Report for recommendations on this matter

Table 2: Submission from Public Authorities

Submission Number- Public authority	Summary of main issues raised – Public Authorities	Officer's comments	Recommended actions
1- Office of Environment and Heritage (OEH)	<p>Tree and Native Vegetation Protection</p> <ol style="list-style-type: none"> OEH suggests that Clause 11.3.1 b) (now clause 11.2.1 b) include a reference to OEH's <i>Field Survey Methods for Flora and Fauna</i> and provide a link to the OEH website. Include a new section under section 11.3.1 Flora and Fauna that requires offsetting (Offsetting should be in 	<ol style="list-style-type: none"> Suggestion supported Suggestion noted, however introducing a new Council policy would constitute a substantial change to the draft SCDCP 	<ol style="list-style-type: none"> Include a reference to OEH's <i>Field Survey Methods for Flora and Fauna</i> and provide a link to the OEH website No change is recommended at this stage.

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1- Office of Environment and Heritage	<p>keeping with OEH offsetting principles).</p> <p>3. Prescribe the forms of proof that would be required to demonstrate that a tree removed under an exemption was in fact "a risk to human or property" and was "not required as habitat of native fauna". This is to ensure that an assessment of significance is undertaken if the activity is likely to have a significant effect on threatened species entities.</p>	<p>2012 and require Council to place the draft SCDCP 2012 on public exhibition, which would significantly delay the adoption of other important parts within the draft SCDCP that deals within important development standards such as religious establishments, telecommunication facilities, and tree management. An 'offsetting policy' may be investigated and included in the next stage of the plan.</p> <p>3. <i>Noted and supported</i></p>	<p>3. It is recommended the subject Clause (now Clause 11.3.1 a) i)) be reworded to read:</p> <p>a) <i>Permits and Development Applications for Vegetation Management of the Plan does not apply to vegetation management carried out for the following purposes:</i></p> <p>i) <i>Any dangerous tree or other vegetation that present immediate imminent risk to human life or property.</i></p> <p><i>Note: Council recommends that documentary evidence including photographs of the dangerous tree or other vegetation be undertaken prior to the removal of the vegetation.</i></p>

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1- Office of Environment and Heritage	<p>4. Include a definition for what constitutes "a risk to human life or property". Council can refer to Port Macquarie-Hastings Council DCP for definitions of 'dead', 'dying' and 'dangerous trees'.</p> <p>5. Insert an explanatory note under Section 11.2 Exemptions (now 11.3.1) explaining that in some circumstances the landowner may still need to obtain additional approval under the National Parks and Wildlife Act 1974 before any vegetation management work is undertaken.</p>	<p>4. <i>Noted and supported</i></p> <p>5. <i>Noted and supported</i></p>	<p>4. <i>Include a new clause 11.3.1 xi) to include a reference to "a dangerous tree" which is already defined under Section 1.4. Dictionary. In addition include a definition for 'a dying tree' under Section 1.4 Dictionary that reads:</i></p> <p><i>' Dying tree means a tree that has declined to a point that no remedial action will prevent death'</i></p> <p>5. <i>Include a note under Section 11.3.1 Exemptions that reads:</i> <i>Important Note:</i> <i>Exemptions Under Section 11.3.1 of the Plan do not provide defences against prosecution under the National Parks and Wildlife Act 1974. Approval from the Office of Environment will be required if a tree or other vegetation:</i></p> <ul style="list-style-type: none"> <i>- is listed as a protected native plant under Schedule 13 of the National Parks and Wildlife Act;</i> <i>- is listed as a threatened species under the NSW Threatened Species Conservation Act;</i> <i>- is the habitat of a threatened species;</i>

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1- Office of Environment and Heritage	<p>Hollow Bearing Trees and Habitat / Resource Trees</p> <p>6. Include provisions for the protection of hollow bearing trees in the DCP to protect and retain them where possible.</p> <p>7. Include a list on Council website of resource trees that provide important foraging resources and habitat for native fauna found in the LGA and make reference to the list in the draft SCDCP 2012 to assist residents and developers to be better informed about those trees.</p> <p>Koala habitat</p> <p>8. Retain habitat and vegetation connectivity in private and publicly owned lands that are identified as Preferred and Supplementary Koala Habitat and habitat buffer areas through appropriate zones and other measures in the draft LEP such as the</p>	<p>6. Refer to Report for full discussion on this matter</p> <p>7. This will be addressed as part of Stage 5 of the DCP.</p> <p>8. Koala habitat has been included in the Terrestrial Biodiversity overlay that will form part of the CLEP. A revised Comprehensive Koala Plan of Management (CKPoM) is being prepared for the Campbelltown LGA which includes a specific Koala Habitat Overlay</p>	<p>forms part of an endangered ecological community.</p> <p>6. Refer to Report for recommendations on this matter</p> <p>7. No recommended changes at this time.</p> <p>8. No changes are recommended at this time.</p>

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1- Office of Environment and Heritage	<p>use of an environmentally sensitive lands overlay and associated environmental protection clause.</p> <p>9. Implement measures for koala protection such as fencing in select areas.</p> <p>10. Include a reference to where "Council's Guidelines for Koala Habitat Assessments" can be found/viewed.</p> <p>11. Include more specific assessment guidance for koala habitat assessment and koala protection.</p>	<p>and associated provisions for inclusion into the CLEP. Additional performance standards for development applications within areas of koala habitat will also be developed for inclusion in the SCDCP. A briefing on the draft CKPoM is proposed to be provided to Council in August 2013.</p> <p>9. See <i>point 8</i> above.</p> <p>10. It is recommended that Clause 11.3.2d) (now clause 11.2.1d) be reworded to address this matter</p> <p>11. See Point 8 above.</p>	<p>9. No changes are recommended at this time.</p> <p>10. Reword Clause 11.2.1d) to read: c) Koala Habitat assessments undertaken as part of 11.2.1 b) above shall meet the requirements of SEPP 44 and Council's Guidelines for Koala Habitat Assessments (Refer to Appendix 4).</p> <p>11. No changes are recommended at this time.</p>

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	<p>12. Include measures to address the specific threats facing koalas.</p>	<p>12. Refer to point 8 above</p>	<p>12. No changes are recommended at this time.</p>
	<p>13. List koala habitat trees as matters for consideration when determining vegetation management applications and include the Koala Habitat Planning Map in the Draft SCDCP 2012.</p>	<p>13. Noted and supported</p>	<p>13. Add a list of Koala habitat trees to Appendix 4 <i>Statement of Flora and Fauna Impact & Draft Koala Management Plan</i> and add a note under Part 11.2.1 d) referring to Appendix 4.</p>
	<p>Other Threatened Species Issues</p> <p>14. Clarify existing controls to indicate that prior to issuing permit or consent for the removal or pruning of trees, Council must give consideration to threatened Species Conservation Act 1995 (TSC Act) and the requirement to consider likely impacts on threatened species, populations and ecological communities or their habitats under the TSC Act.</p>	<p>14. Noted and supported</p>	<p>14. <i>Include an additional Section that addresses threatened species issues.</i> In this regard <i>Section 11.2 Management of Native Vegetation and Wildlife Habitat</i> is proposed. Refer to the attached draft SCDCP for the clauses included under this Section.</p>
	<p>15. The draft SCDCP 2012 should more explicitly refer to the need to include a</p>	<p>15. Noted and supported</p>	<p>15. It is recommended that a new clause be included to specifically refer to the</p>

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	<p>requirement to provide an assessment based on Part 5 of the EPAA Act (Assessment of significance or '7 part test') to ensure that threatened species matters are adequately addressed.</p>	<p>16. Include provisions to clarify that a permit may also trigger the requirements for an Assessment of Significance under the Threatened Species and Conservation Act 1995.</p>	<p>need to include a requirement to provide an assessment based on OEH requirements. The newly proposed clause is Clause 11.2.1c) that reads:</p> <p><i>c) As part of the Flora and Fauna Assessment, an Assessment of Significance shall be undertaken for each species, population and ecological community which is likely to be directly or indirectly impacted, by the proposal. All Assessments of Significance must be undertaken in accordance with the Threatened Species Guidelines – The Assessment of Significance (DECC 2007). These guidelines are available on the Office of Environment and Heritage's website.</i></p> <p>16. Include an additional Clause under Section 11.3.4.1 Information Requirements for Permits for Management of Trees that reads:</p> <p><i>e)where applicable, Council may require additional supporting information for a Vegetation management Permit application,</i></p>

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	<p>17. The difference between a permit and a development application for vegetation removals needs to be made more clearly articulated.</p> <p>18. Under matters for consideration in clause 11.7.1 (now clause 11.3.5.2.a) the draft SCDCP 2012 lists "an endangered or rare species". OEH recommends more specific wording such as "a species listed as critically endangered, endangered or vulnerable under the TSC Act or identified as rare or regionally significant in Campbelltown LGA". Alternatively, Council can use the overarching term</p>	<p>17. <i>Noted and supported</i></p> <p>18. <i>Noted and supported</i></p>	<p>including the following:</p> <ul style="list-style-type: none"> - tree survey; - flora and fauna impact assessment; - an Assessment of Significance; - details of proposed root barriers; and/or - survey of property boundary to determine ownership of the tree(s). <p>17. It is recommended that new Section (11.3.3 Do I need to lodge a Permit or a Development Application for the removal/pruning of vegetation on my property?) be included under Part 11 to clarify this matter.</p> <p>18. <i>Change wording to under this clause to "a Threatened species, population or ecological community". Include definitions for a 'Threatened species, population or ecological community' under Section 1.4 Dictionary.</i></p>

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Submission Number- Public authority	Summary of main issues raised – Public Authorities	Officer's comments	Recommended actions
	<p>"threatened" and provide a definition for it under Section 1.4 Dictionary of the draft SCDCP 2012.</p> <p>19. Clause 11.7.1 a) (now Clause 11.3.5.2 a) should also list vegetation forming part of a threatened community (i.e. critically endangered, Endangered or vulnerable).</p>	<p>19. Noted and supported</p>	<p>19. Include 'vegetation forming part of threatened ecological community' as matter of consideration when determining vegetation management applications.</p>
2- NSW Rural Fire Services	<p>1. The NSW Rural fire Services notes that Council has identified areas as bush fire prone lands on the Campbelltown Bush Fire Prone Lands Map. As such, future development will be subject to the requirements of Section 79BA of the Act and Section 100B of the Rural Fires Act 1997.</p>	<p>1. Noted</p>	<p>1. No change</p>
3-Camden Council	<p>1. Camden Council did not raise any issues in relation to the Draft SCDCP</p>	<p>1. Noted</p>	<p>1. No change</p>
4- Road and Maritime Services	<p>1. It is recommended to include a requirement that any excavation proposed adjacent to a State road requires the developer to submit detailed geotechnical reports relating to the excavation of the site and support structures to RMS for approval.</p>	<p>1. Noted and supported</p>	<p>1. Add an additional clause under Section 2.17 Work On, Over or Near Public Land that reads: Clause 2.17.3 Excavation Work Near State Roads Any proposal that includes excavation works adjacent to a State Road shall be accompanied by detailed geotechnical</p>

Acronym

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EGDC SEPP= SEPP (Exempt and Complying Development Codes) 2008.
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Submission Number- Public authority	Summary of main issues raised – Public Authorities	Officer's comments	Recommended actions
	<p>2. It is recommended to include a requirement that for residential development adjacent classifies roads, the developer shall provide noise attenuation measures in accordance with the Office of Environment & Heritage Environmental Criteria for Road Traffic noise.</p> <p>3. RMS current access management practice is that no new access is to be permitted to any classified road if an alternative access is available via the non-classified network.</p> <p>4. The list of state roads in Table 8.3.1</p>	<p>2. This matter has already been addressed under Clause 3.5.1 Acoustic Privacy. In this regard it is suggested that a note be included after this Clause refereeing to the Office of Environment & Heritage Environmental Criteria for Road Traffic Noise.</p> <p>3. Noted and supported</p> <p>4. Noted and supported</p>	<p>report relating to the proposed excavation of the site and support structures to RMS's satisfaction. Include a note under Clause 3.5.1 Acoustic Privacy that reads: Applicants are encouraged to Refer to Office of Environment & Heritage Environmental Criteria for Road Traffic Noise.</p> <p>2. No change</p> <p>3. Insert a new clause under Clause 3.10 Residential Subdivision as follows: 3.10.1 k) Access to residential subdivisions shall not be permitted to any classified road where alternative access can be made available via the non-classified road network.</p> <p>4. Add Menangle Road under Table</p>

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Submission Number- Public authority	Summary of main issues raised – Public Authorities	Officer's comments	Recommended actions
	shall also include Menangle Road.		8.3.1
5- NSW Heritage Council	<p>1. The Heritage Branch recommends that the requirement under Clause 2.11.2b) that requires work to land that contains a heritage item or is within a heritage conservation area be designed by a 'suitably qualified person' to be changed to be guided by a suitably qualified person.</p> <p>2. Heritage Branch recommends that Part 2.11 Heritage Conservation include more detailed development standards in relation to scale, bulk, finishing materials, colours, impact on significant views.</p> <p>3. The Heritage Branch supports clause</p>	<p>1. The Heritage Branch has raised concerns that the engagement of a suitably qualified person may restrict development proponents, particularly where the development relates to minor works. The intent of this provision is to ensure more significant works relating to heritage items are properly designed, noting that Council can approve minor works without development consent under Clause 44 of LEP 2002. If the requirement for a proponent to engage a suitable qualified person was causing unnecessary hardship, Council would have flexibility in applying this as a DCP control having regard to the specific circumstances.</p> <p>2. Refer to main Report for discussion on this matter</p> <p>3. Refer to main Report for discussion</p>	<p>1. No recommended changes</p> <p>2. Refer to main report for recommendations on this matter</p> <p>3. Refer to main report for</p>

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Submission Number- Public authority	Summary of main issues raised – Public Authorities	Officer's comments	Recommended actions
	<p>12.6a) that prohibits telecommunication facilities to be erected on roof tops of heritage items or within heritage conservation areas.</p> <p>4. The Heritage Branch recommends that the term "heritage impact assessment" (under Clause 12.6 b)) be replaced by 'Heritage Impact Statement' to be consistent with the terminology used throughout the document.</p> <p>5. The Heritage Branch also recommends that an additional clause be included that requires a Heritage Impact Statement be prepared by a suitably qualified specialist.</p>	<p>on this matter.</p> <p>4. Noted and supported</p> <p>5. Noted and supported</p>	<p>recommendations on this matter</p> <p>4. Clause 12.6 has been amended as requested</p> <p>5. Add an additional clause requiring a Heritage Impact Statement to be prepared by a suitably qualified person.</p>

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ATTACHMENT 7

Schedule 2 Exempt development

(Clause 3.1)

Note 1. *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies exempt development under that Policy. The Policy has State-wide application. This Schedule contains additional exempt development not specified in that Policy.

Note 2. Exempt development may be carried out without the need for development consent under the Act. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

Advertising signs – General requirements

- (1) In order to constitute exempt development, an advertising sign must:
 - (a) Be non-moving, non-flashing, non-illuminating and non-inflatable;
 - (b) Be at least 600mm from any public road;
 - (c) Relate to the lawful use of the building, except in the case of temporary signs and public notices;
 - (d) Be located within the boundary of the property to which the sign applies or relates;
 - (e) Reflect the character and style of any building to which it is attached;
 - (f) Not be detrimental to the character and functioning of the building;
 - (g) Not be on walls facing or adjoining residential premises, unless the sign is a business identification sign in a residential, environmental or rural zone;
 - (h) Have the consent of the owner of the property on which the sign is located;
 - (i) Not be located on land on which there is a heritage item or on land in a heritage conservation area;
 - (j) Not obstruct the sight line(s) of vehicular or pedestrian traffic;
 - (k) Not endanger the public or adversely affect the amenity of the area.
- (2) Not more than one of each category/type of sign is permitted as exempt development on a single property or premises unless specified elsewhere in this Schedule.

Advertising signs – Business identification signs for businesses (other than sex services premises and restricted premises) in business zones and industrial zones

Underawning signs

- (1) The sign must be attached to the underside of an awning other than a fascia or return end, and:
 - (a) Must meet the general requirements for advertising signs, and
 - (b) Is limited to one sign per ground floor premises with street frontage, and
 - (c) Must have a maximum length not exceeding 2.5m, and
 - (d) Must have a maximum height not exceeding 0.5m.

Projecting wall signs (other than underawning signs)

- (1) The sign must be attached to the wall of a building (other than the transom of a doorway or display window) and if it projects more than 300mm:
 - (a) Must meet the general requirements for advertising signs, and
 - (b) Is limited to one sign per premises or street frontage, whichever is the greater, and
 - (c) Must have a maximum projection not exceeding 1.5m, and

- (d) Must have a maximum area not exceeding 1.5m².

Flush wall signs

- (1) The sign must be attached to the wall of a building (other than the transom of a doorway or display window), must not project more than 300mm, and:
 - (a) Must meet the general requirements for advertising signs, and
 - (b) Is limited to one sign per premises or street frontage, whichever is the greater, and
 - (c) Must have a maximum area not exceeding 2.5m².

Top hamper signs

- (1) The sign must be attached to the transom of a doorway or display window, and:
 - (a) Must meet the general requirements for advertising signs, and
 - (b) Is limited to one sign per premises or street frontage, whichever is the greater, and
 - (c) Must have a maximum area not exceeding 1.5m².

Fascia signs

- (1) The sign must be attached to the fascia or return of the awning, and:
 - (a) Must meet the general requirements for advertising signs, and
 - (b) Is limited to one sign per premises or street frontage, whichever is the greater, and
 - (c) Must be fitted flush with the fascia to which the sign is attached, and
 - (d) Must have a maximum area not exceeding 1.5m², and
 - (e) Must not protrude beyond the edges of the fascia or awning.

Business identification signs in residential, environmental protection and rural zones

- (1) Any business identification sign in a residential, environmental protection or rural zone:
 - (a) Must meet the general requirements for advertising signs, and
 - (b) Is limited to one sign per property/premises, and
 - (c) Must have a maximum area not exceeding 0.75m².

Public notices displayed by a public authority (giving information or direction about services provided)

- (1) Any sign used by a public authority to provide public notice, information or

direction:

- (a) Must meet the general requirements for advertising signs, and
- (b) Must have a maximum area not exceeding 5m².

Real estate signs in business or industrial zones

- (1) Real estate signs advertising premises or land for sale or rent in business and industrial zones:
 - (a) Must meet the general requirements for advertising signs, and
 - (b) Are limited to one sign per premises or street frontage, whichever is the greater, and
 - (c) Must be within the boundary of the advertised property, and
 - (d) Must have a maximum area not exceeding 3.5m², and
 - (e) Must be removed within 14 days after the premises or land is sold or let.

Real estate signs in residential, environmental and rural zones

- (1) Real estate signs advertising premises or land for sale or rent in residential, environmental and rural zones:
 - (a) Must meet the general requirements for advertising signs, and
 - (b) Are limited to one sign per property, and
 - (c) Must be within the boundary of the advertised property, and
 - (d) Must have a maximum area not exceeding 2.5m², and
 - (e) Must be removed within 14 days after the premises or land is sold or let.

Signs behind glass line of shop/premises window in business and industrial zones (other than for sex services premises and restricted premises)

- (1) Real estate signs advertising premises or land for sale or rent in business and industrial zones:
 - (a) Must meet the general requirements for advertising signs, and
 - (b) Must not occupy more than 50% of the area of the window in which the sign is displayed.

Signs within a premises or site but not visible from outside the site or premises (other than for sex services premises and restricted premises)

- (1) Any sign within a site or premises that is not visible from external viewing points must meet the general requirements for advertising signs.

Temporary signs for religious, cultural, social or recreational events

- (1) To be exempt development, temporary signs for religious, cultural, social or recreational events:
 - (a) Must meet the general requirements for advertising signs, and
 - (b) Are limited to two signs per premises or street frontage, whichever is the greater, and
 - (c) If located in a residential, environmental protection or rural zone must not have a maximum area exceeding 1.5m² and a maximum height exceeding 1.5m, or
 - (d) If located in a business or industrial zone, must not have a maximum area exceeding 3.5m² and a maximum height of 2m, and
 - (e) Must not include commercial advertising apart from the name of the event sponsor(s), and
 - (f) Must not be displayed earlier than 28 days before, or later than 14 days after, the event, and
 - (g) Must not be left in place and used for advertising in relation to recurring events.